AVORESTA IMMOBILIEN

HOCHFÜGEN · TYROL · AUSTRIA



Alpine chalet with ski-in/ski-out access

Rare **leisure-residence designation** with direct slope access

EUR 1,980,000*

* The buyer's commission is 2% of the notarised purchase price plus statutory VAT.

avoresta-immobilien.de/immobilien/chalet-hochfuegen-zillertal

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LIVING/USABLE AREA	PLOT	ROOMS
approx. 150 m²	approx. 540 m²	7

BEDROOMS	BATHROOMS	FULL REFURBISHMENT
4	2 + guest WC	2018

DESCRIPTION

This comprehensively refurbished chalet sits directly beside the ski run in Hochfügen. Seven rooms across three levels provide accommodation for up to ten people, a wood-burning stove, underfloor heating and a fully fitted Siemens kitchen.

The combination of immediate slope access, private use and accommodation for up to ten people is rare in Hochfügen. The chalet is a private Alpine retreat for family and guests, without the character of a conventional operator-managed investment property.

HIGHLIGHTS

- genuine ski-in/ski-out position
- panoramic views across the Zillertal
- app-controlled Viessmann heating
- EV charging point delivering up to 32 kW
- infrastructure managed by a private cooperative
- balcony, wood-burning stove and underfloor heating

RARE LEISURE-RESIDENCE DESIGNATION

The leisure-residence designation recorded in the property documentation permits private use of the chalet as a second home without mandatory letting.

Such a designation is exceptionally rare in prime Alpine locations and is a key advantage of this property. Official supporting evidence is provided during legal due diligence.

















FEATURES

- Seven rooms arranged across three levels
- Four bedrooms for up to ten people
- Two bathrooms with walk-in showers
- Siemens kitchen with two ovens and gas hob
- Wood-burning stove and underfloor heating
- Private parking space with EV charging

LOCATION

Hochfügen is one of the Zillertal's snow-reliable high-altitude destinations. At approximately 1,580 metres, the chalet is positioned directly beside a ski access run, combining privacy with immediate winter-sport convenience.

During summer, the alpine setting offers hiking and direct access to nature. The balcony and outdoor areas enjoy broad views across the valley and surrounding mountains.

EXTENSION OR NEW-BUILD OPTION

The 540 m² plot offers the option of a new building with an approximate footprint of 135 m² (10 x 13.5 m), providing approximately 340 m² of additional living space.

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YOUR PERSONAL CONTACT

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